



PLANNING & DEVELOPMENT COMMITTEE

5 DECEMBER 2020

INFORMATION FOR MEMBERS, PERTAINING TO ACTION TAKEN

UNDER DELEGATED POWERS

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

1. PURPOSE OF THE REPORT

To inform Members of the following, for the period 09/11/2020 – 20/11/2020

Planning Appeals Decisions Received.
Delegated Decisions Approvals and Refusals with reasons.

2. RECOMMENDATION

That Members note the information.

LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

PLANNING & DEVELOPMENT COMMITTEE

5 DECEMBER 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

REPORT

**INFORMATION FOR MEMBERS,
PERTAINING TO ACTION TAKEN
UNDER DELEGATED POWERS**

OFFICER TO CONTACT

**Mr. J. Bailey
(Tel: 01443 281132)**

See Relevant Application File

APPEALS RECEIVED

APPLICATION NO: 20/0708
APPEAL REF: D/20/3261762
APPLICANT: Mr and Mrs John
DEVELOPMENT: Demolition and rebuild of existing rear garage.
LOCATION: 1 TYNBEDW TERRACE, TREORCHY, CF42 6RL
APPEAL RECEIVED: 09/11/2020
APPEAL START DATE: 09/11/2020

APPLICATION NO: 20/0410
APPEAL REF: A/20/3262231
APPLICANT: Mr G Hill
DEVELOPMENT: Outline planning for residential development off a private drive (re-submission of 20/0132/13).(Amended Ecology Survey rec. 11/06/2020)
LOCATION: SWN YR AFON, CWMYNYSMINTON ROAD, LLWYDCOED, ABERDARE, CF44 0UP
APPEAL RECEIVED: 29/10/2020
APPEAL START DATE: 12/11/2020

APPLICATION NO: 20/0506
APPEAL REF: A/20/3261935
APPLICANT: Mr Rees
DEVELOPMENT: New enclosed cattery building and change of use of part of site from residential to cattery use.
LOCATION: TY SEREN HAF, BRYN TERRACE, ARTHUR STREET, YSTRAD, PENTRE, CF41 7RX
APPEAL RECEIVED: 25/10/2020
APPEAL START DATE: 12/11/2020

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

09/11/2020 and 20/11/2020

Report for Development Control Planning Committee

Penywaun

20/1033/10 Decision Date: 12/11/2020

Proposal: Rear single story extension.

Location: 2 HEOL CARADOC, PENYWAUN, ABERDARE, CF44 9AU

Aberdare West/Llwydcoed

20/0840/10 Decision Date: 19/11/2020

Proposal: Proposed rear single storey extension with internal and external alterations.

Location: 10 TRE-IFOR, LLWYDCOED, ABERDARE, CF44 0YG

Aberdare East

20/1016/10 Decision Date: 12/11/2020

Proposal: Change of use of shop (A1) to solicitors office (A2).

Location: UNIT 4, 3-6 CARDIFF STREET, ABERDARE, CF44 7DG

20/1055/01 Decision Date: 09/11/2020

Proposal: Proposed new fascia signage.

Location: SPECSAVERS OPTICIANS, 20B VICTORIA SQUARE, ABERDARE, CF44 7LB

Cwmbach

19/0548/10 Decision Date: 16/11/2020

Proposal: Proposed dropped kerb and extension to existing driveway.

Location: 3 MAESHYFRYD, CWMBACH, ABERDARE, CF44 0DH

20/0945/10 Decision Date: 17/11/2020

Proposal: Proposed Change of Use from Police Station (Sui Generis) to Care Home (C2)

Location: FORMER POLICE STATION, CANAL ROAD, CWMBACH, ABERDARE

20/1069/10 Decision Date: 16/11/2020

Proposal: Provision of a car parking hardstand and vehicular crossover.

Location: 41 MAESHYFRYD, CWMBACH, ABERDARE, CF44 0DN

20/1130/10 Decision Date: 19/11/2020

Proposal: Proposed two storey extension.

Location: 3 CROWN ROW, CWMBACH, ABERDARE, CF44 0AT

Report for Development Control Planning Committee

Mountain Ash East

20/0813/10 Decision Date: 12/11/2020
Proposal: Extension to first floor over existing kitchen annexe.
Location: 2 RICHMOND ROAD, MOUNTAIN ASH, CF45 4AN

Mountain Ash West

20/1024/10 Decision Date: 09/11/2020
Proposal: First floor rear extension.
Location: 73 HIGH STREET, MOUNTAIN ASH, CF45 3LD

Abercynon

20/1027/10 Decision Date: 18/11/2020
Proposal: Change of use of former mini market to a self contained flat.
Location: MATTHEWSTOWN MINI MARKET, MAIN ROAD, TYNTETOWN, ABERCYNON, MOUNTAIN ASH, CF45 4YH

Ynysybwl

20/0903/10 Decision Date: 12/11/2020
Proposal: Extension to front & garage conversion.
Location: 2 CLAS-TY-GELLI, YNYSYBWL, PONTYPRIDD, CF37 3DL

Aberaman North

20/1039/10 Decision Date: 09/11/2020
Proposal: Hard standing to front with vehicular crossover.
Location: 313 CARDIFF ROAD, ABERAMAN, ABERDARE, CF44 6UU

Aberaman South

20/0590/10 Decision Date: 11/11/2020
Proposal: Construction of one four-bedroom dwelling (Amended plans to existing planning consent 17/0356/10. Revised plans received 20th August 2020 and Certificate B received 1st October 2020).
Location: LAND ADJACENT TO 112 JOHN STREET, ABERCWMBOI, ABERDARE, CF44 6BN

Treorchy

20/0883/10 Decision Date: 20/11/2020
Proposal: First floor extension to rear of property.
Location: 38 CONWAY ROAD, CWMPARC, TREORCHY, CF42 6UR

Report for Development Control Planning Committee

Llwynypia

20/1005/10 Decision Date: 17/11/2020
Proposal: Construction of garage on existing hardstanding.
Location: LAND OPP 12 & 13 HILLSIDE TERRACE, LLWYN-Y-PIA, TONYPANDY

Tonypandy

20/0970/10 Decision Date: 12/11/2020
Proposal: Proposed first floor rear extension.
Location: 52 ELEANOR STREET, TONYPANDY, CF40 1DR

20/1023/10 Decision Date: 18/11/2020
Proposal: Construction of access steps, terracing, and fencing within the front garden (Retrospective).
Location: 107 THOMAS STREET, TONYPANDY, CF40 2AH

Porth

20/0610/10 Decision Date: 09/11/2020
Proposal: Construction of a new building on the site providing A3 commercial use at ground floor and office use at first floor with a small courtyard to the rear of the site. (Amended Flood Consequences Assessment received)
Location: VACANT LAND ADJ TO 5 HANNAH STREET, PORTH CF39 9PU

20/1044/19 Decision Date: 18/11/2020
Proposal: TPO T1 – Horse chestnut - clean up fallen stem, remove top out of stump T2 - Sycamore - reduce height by 4m and side over road by 2m and shape T6 - Sycamore - reduce crown by up to 2m all round and shape T7 -
Location: MAENDY GROVE, Y MAENDY, YNYSHIR, PORTH, CF39 0AS

Cymmer

20/1000/10 Decision Date: 13/11/2020
Proposal: First floor rear extension.
Location: 10 BLOSSE TERRACE, GLYNFACH, PORTH, CF39 9LH

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:

09/11/2020 and 20/11/2020

Report for Development Control Planning Committee

Town (Pontypridd)

20/0973/12 Decision Date: 17/11/2020
Proposal: Flood defence measures to the internal and external envelope of the building.
Location: EGLWYSBACH SURGERY, BERW ROAD, PONTYPRIDD, CF37 2AA

20/0974/10 Decision Date: 17/11/2020
Proposal: Flood defence measures to the internal and external envelope of the building.
Location: EGLWYSBACH SURGERY, BERW ROAD, PONTYPRIDD, CF37 2AA

20/1080/09 Decision Date: 18/11/2020
Proposal: Lawful Development Certificate for a proposed single storey side extension.
Location: 5 VALE GARDENS, PONTYPRIDD, CF37 2HG

Treforest

20/0908/10 Decision Date: 10/11/2020
Proposal: External envelope upgrades/alterations.
Location: ST DYFRIGS COMMUNITY HALL, BROADWAY, TREForest, PONTYPRIDD, CF37 1DB

20/0909/01 Decision Date: 10/11/2020
Proposal: Decorated timber boarded sign.
Location: ST DYFRIGS COMMUNITY HALL, BROADWAY, TREForest, PONTYPRIDD, CF37 1DB

Hawthorn

20/0968/10 Decision Date: 13/11/2020
Proposal: Proposed single storey side extension to create new kitchen diner and convert garage to new fitness suite.
Location: TEG WEN, YNYS TERRACE, RHYDYFELIN, PONTYPRIDD, CF37 5NT

20/1220/09 Decision Date: 17/11/2020
Proposal: Certificate of lawful development for a proposed single storey rear extension.
Location: 51 YMYL YR AFON, HAWTHORN, PONTYPRIDD, CF37 5AZ

Ffynon Taf

20/1170/10 Decision Date: 19/11/2020
Proposal: Proposed construction of new two storey side extension.
Location: 6 RHIW'R DDAR, TAFFS WELL, CARDIFF, CF15 7NA

Report for Development Control Planning Committee

Llantwit Fardre

20/1001/10 Decision Date: 17/11/2020

Proposal: Extension to existing farm shop.

Location: CAESARS ARMS FARM SHOP, HEOL CREIGIAU, EFAIL ISAF, CARDIFF, CF15 9NN

20/1028/09 Decision Date: 18/11/2020

Proposal: Single storey rear extension.

Location: 1 HEOL ISAF, LLANTWIT FARDRE, PONTYPRIDD, CF38 2TJ

Church Village

20/0980/19 Decision Date: 10/11/2020

Proposal: Semi Mature Oak - Crown Reduction 30%.

Location: 10 BROADACRES, CHURCH VILLAGE, PONTYPRIDD, CF38 1BZ

20/0995/10 Decision Date: 16/11/2020

Proposal: Single storey rear extension.

Location: 7 CAE FARDRE, CHURCH VILLAGE, PONTYPRIDD, CF38 1DR

Tonyrefail West

20/0886/10 Decision Date: 16/11/2020

Proposal: Detached double garage to rear.

Location: 22 GILFACH ROAD, TONYREFAIL, PORTH, CF39 8HH

20/0971/10 Decision Date: 17/11/2020

Proposal: Demolition of existing conservatory and erection of infill extension.

Location: 44 GRAIG Y MYNYDD, THOMASTOWN, TONYREFAIL, PORTH, CF39 8FD

Tonyrefail East

20/1003/10 Decision Date: 17/11/2020

Proposal: Alteration and extensions to existing bungalow.

Location: ADERYN BACH BUNGALOW, ELY VALLEY ROAD, TONYREFAIL, PORTH, CF39 8BA

Beddau

20/0941/10 Decision Date: 12/11/2020

Proposal: Two storey side extension, single storey front extension and creation of new parking within front garden.

Location: 16 MAES MAELWG, BEDDAU, PONTYPRIDD, CF38 2LD

Report for Development Control Planning Committee

Town (Llantrisant)

20/0925/10 Decision Date: 12/11/2020
Proposal: Single storey extension/ demolition of existing porch and construction of new porch.
Location: 4 CLOS HEREFORD, LLANTRISANT, PONTYCLUN, CF72 8QJ

Talbot Green

20/0900/10 Decision Date: 19/11/2020
Proposal: Erection of 0.7m high wooden fence on top of current boundary wall.
Location: 61 FANHEULOG, TALBOT GREEN, PONTYCLUN, CF72 8HQ

Pontyclun

20/1047/19 Decision Date: 10/11/2020
Proposal: Remove all branches overhanging A4222 highway and footpath to within 6m of highway surface and 3m of foot way surface.
Location: LAND ADJACENT TO TALYGARN PAVILLION, COWBRIDGE, PONTYCLUN, CF72 9JU

Llanharry

20/0444/10 Decision Date: 09/11/2020
Proposal: Construction of garage block. (Coal Mining Report Received 14/09/2020)
Location: LAND AT THE REAR OF WOODLAND VILLA, WOODLAND TERRACE, PONTYCLUN, CF72 9HB

20/0956/10 Decision Date: 11/11/2020
Proposal: Detached bungalow
Location: TYLACOCH BUNGALOW, TYLACOCH, LLANHARRY, PONTYCLUN, CF72 9LR

20/1008/10 Decision Date: 19/11/2020
Proposal: Garage/office extension to the existing property.(Amended Plans received 02/11/20)
Location: THE FLANDERS, FFOREST ROAD, LLANHARRY, PONTYCLUN, CF72 9JF

20/1041/10 Decision Date: 18/11/2020
Proposal: Loft conversion including rear dormer and hip to gable extension.
Location: 11 COED MIERI, TYLA GARW, PONTYCLUN, CF72 9UW

Brynna

20/0991/10 Decision Date: 12/11/2020
Proposal: Single storey rear extension.
Location: 33 WILLIAMS STREET, BRYNNA, PONTYCLUN, CF72 9QJ

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL
Development Control : Delegated Decisions (Permissions) between:
Report for Development Control Planning Committee

09/11/2020 and 20/11/2020

Total Number of Delegated decisions is 45

Report for Development Control Planning Committee

Tonyrefail West

20/1029/10 Decision Date: 20/11/2020

Proposal: Change of use of out-house to a dog-grooming facility (Re-submission of 20/0588/10).

Location: 3 DUFFRYN TERRACE, TONYREFAIL, PORTH, CF39 8HB

Reason: 1 The proposal represents an incompatible and unneighbourly use, which, by reason of noise and general disturbance, would be detrimental to the amenities of neighbouring residential properties. As such, the proposal is contrary to Policies AW 2, AW 5 and AW 10 of the Rhondda Cynon Taf Local Development Plan.

Reason: 2 The rear lane is sub-standard in terms of width, junction radii, vision splays, forward visibility, 90-degree bend, structural integrity, lighting, drainage and segregated footway to serve as primary means of access for the proposed dog grooming. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

Reason: 3 The lack of on-site parking would increase on-street parking demand in proximity of the sub-standard junction of Duffryn Terrace with B4278 and in an area where there is already substantial on-street parking demand thus increasing harm to all highway users and free flow of traffic. As such, the proposal is contrary to Policy AW 5 of the Rhondda Cynon Taf Local Development Plan

Llanharry

20/0643/10 Decision Date: 12/11/2020

Proposal: Conversion of existing barn into a single dwelling. (Amended Bat Report received 21/09/20)

Location: FORMER TYLA COCH QUARRY, LLANHARRY, CF72 9ZE

Reason: 1 The principle of the proposed development is unacceptable as the proposal is in not keeping with policies AW2 and AW9 of the Rhondda Cynon Taf Local Development Plan and National Policy in that; the building itself does not represent a structure that has such significant historical or architectural merit that warrants its retention on these grounds alone. As such, the development amounts to a new dwelling in the countryside and is an unsustainable form of development.

The private shared access is sub-standard in terms of junction geometry and arrangement with Llanharry Road and Tyla Garw, adequate width and passing bays for two-way traffic flow, turning area to enable all vehicles to access and leave the site in forward gear. The proposal will therefore result in the creation of traffic hazards to the detriment of highway safety and the free flow of traffic. As such, the application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.
